



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

August 30, 2006

Mr. Richard Solander
AFRPA/ Western Region Execution Center
3411 Olson Street
McClellan, California 95652-1071

**FINAL FINDING OF SUITABILITY TO TRANSFER (FOST) AND DRAFT
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS), PARCEL K-6,
FORMER MARCH AIR FORCE BASE (MAFB), CALIFORNIA**

Dear Mr. Solander:

The Department of Toxic Substances Control (DTSC) received the subject documents via email on June 27, 2006. Parcel K-6 occupies approximately 56 acres of land east of Interstate Highway 215. The parcel consists of 112 residential homes and IRP Site 17 (Swimming Pool Fill), all built between 1929 or 1932. The houses are currently being occupied by residents and the anticipated use for these houses is residential.

Site 17 was impacted by polychlorinated biphenyls (PCBs) 8 feet below the ground surface. The Operable Unit 2 Record of Decision (ROD) specified that this site should not be used for residential purposes and the future owner should not disturb soil 8 feet beneath ground surface at Site 17. The restrictions in the ROD have been recorded in this FOST. The ROD and this FOST specify that a State Land Use Covenant will be executed and recorded at the County of Riverside.

The Air Force conducted LBP investigations in 1992 and 1994. Results indicate that lead based paint (LBP) is present on the houses and garages at Parcel K-6. There is a possibility that, through the action of normal weathering and maintenance, there may be lead from LBP in the soil surrounding these facilities. The FOST and SEBS include the notification of the presence of LBP and state that the transferee will "acknowledge and accept responsibility for managing LBP, including LBP in soils, in accordance with all applicable laws and regulations and for promptly notifying the Air Force of any discovery of LBP in soils that appears to be the result of Air Force activities and is at concentrations requiring remediation."

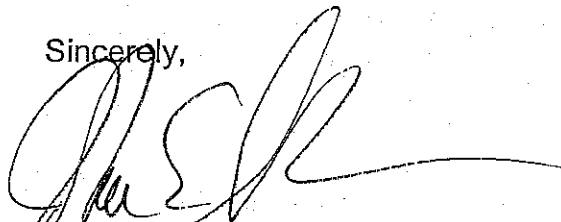
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DTSC considers that lead released to the soil from LBP is a potential CERCLA release. However, no soil sampling was available to confirm whether lead is in the soil or not. Soil sampling in the vicinity of pre-1978 facilities is necessary to ensure that lead from LBP is not present at levels posing a threat to human health and the environment. Absent the evaluation of soil-lead hazards, DTSC does not have sufficient information to agree that the Air Force has adequately determined that all remedial action necessary to protect human health and the environment from the presence of LBP has been taken at Parcel K-6 prior to property transfer. Please also note that for residential properties constructed before 1960 EPA regulation 24 CFR 35.210 requires the evaluation and abatement of LBP hazards before closing of the sale.

It is DTSC's understanding that the transferee will be notified through the FOST and SEBS "of the presence and condition of LBP, and will be provided with a copy of the LBP Evaluation." In addition, the FOST states that "the deed will include a notice to the Transferee and subsequent Transferees, notifying them that LBP may be on the Property and advising them that caution should be exercised during any use of the Property that may result in exposure to LBP. By a grantee covenant in the deed, the Transferee and its successors will acknowledge and accept responsibility for managing LBP, including LBP in soils, in accordance with all applicable laws and regulations and for promptly notifying the Air Force of any discovery of LBP in soils that appears to be the result of Air Force activities and is at concentrations requiring remediation."

All of DTSC's other comments on the draft SEBS and draft FOST have been adequately addressed. DTSC concurs that the property associated with this FOST can be transferred with the specified conditions, notifications and restrictions in a manner that is protective of human health and the environment. If you have any questions regarding this letter, please contact Mr. Manny Alonzo at (714) 484-5425 or Mr. Stephen Niou at (714) 484-5458.

Sincerely,



John Scandura, Chief
Office of Military Facilities
Southern California Operations Branch

cc: Mr. John Lucey
Mail Stop SFD8-1
U.S. EPA, Region 9
75 Hawthorne Street
San Francisco, California 94105